

U.S.I.R.S. \$253.00 Cancelled.

GRANT DEED

In consideration of the sum of \$10, receipt of which is hereby acknowledged, Hughes-Mitchell Processes, Incorporated, a corporation, hereby grants to Stauffer Chemical Company, a corporation, the real property in the County of Los Angeles, State of California, described as follows: Parcel 1. That portion of the 639.07 acre tract allotted to Guadalupe Marcelina Dominguez by final decree of partition of a part of the Rancho San Pedro had in Case No. 3284 of the Superior Court, in the City of Los Angeles, County of Los Angeles, State of California, more particularly bounded and described as follows, to wit: Beginning at the point of intersection of the Westerly line of the 50 ft right of way of the Pacific Electric Railway Company lying Westerly of and contiguous to Normandie Avenue, 66 ft in width, with a line parallel with and distant 780 ft Northerly measured at right angles, from the Easterly prolongation of the Northerly line of Lot 9 in Block 72 of Tract No. 4983, as per map recorded in Book 58 Pages 80 to 85 both inclusive of Maps; thence South 0° 03' 00" East along said Westerly right of way line, a distance of 350.31 ft to a point; thence Southwesterly along the Northwesterly line of the right of the Pacific Electric Railway Company, the same being a curve concave to the Northwest and having a radius of 739.48 ft a distance of 422.09 ft, measured along the arc of said curve to a point in a line parallel with and distant 30 ft Northerly, measured at right angles, from said Easterly prolongation of the Northerly line of said Lot 9, in Block 72; thence North 89° 59' 51" West and parallel with said Northerly line of Lot 9, a distance of 932.76 ft to a point; thence North 0° 03' 00" West a distance of 750 ft to a point; thence South 89° 59' 51" East a distance of 1050 ft to the point of beginning; EXCEPTING AND RESERVING, however, to the Grantor all buildings and improvements located in or upon the above described land other than the following:

1. All fences (including gates), roads and walks located on said land;
2. The gate house located near the Northeast corner of said land;
3. All sewers, underground pipes and fire hydrants located on said land;
4. All railroad tracks located on said land, together with the 100-ton capacity Fairbanks-Morse railroad track scale located on said land;
5. Contact sulphuric acid plant located on said land, together with four storage tanks located on the Westerly side of said plant and the tanks and equipment located on the Northerly side of said plant;
6. The maintenance building or machine shop located on said land;
7. The building known as the "B" building located near the Westerly boundary of said land, the Westerly wall of which is approximately 70 ft. East of the railroad track hopper referred to in the following paragraph;
8. The railroad track hopper, plate feeder, apron conveyor and two motors located near the ore bins at the railroad tracks near the Westerly boundary of said land;
9. The elevator located at the ore bins referred to in the preceding paragraph.

Parcel 2. An easement for sewage purposes over and within the following described 5 ft. strips, to wit: Those portions of the 639.07 acre tract allotted to Guadalupe Marcelina Dominguez by final decree of partition of a part of Rancho San Pedro had in Case No. 3284 of the Superior Court, partly in the City of Torrance and partly in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows, to wit: A strip of land 5 ft in width, extending from a line parallel with and distant 1100 ft Westerly, measured at right angles from the Westerly line of Normandie Avenue, 66 ft in width, to the Easterly line of Western Avenue, and lying Northerly of and contiguous to a line parallel with and distant 30 ft Northerly, measured at right angles, from the Northerly boundary of Tract No. 4983, as per map recorded in Book 58 Pages 80 to 85 both inclusive of Maps in the office of the County Recorder of said County; also A strip of land 5 ft in width, extending from the Westerly line of Western Avenue, to a line parallel with and distant 10 ft Westerly, measured at right angles, from the Northerly prolongation of the Westerly line of Lot 11 of Tract No. 6223, as per map recorded in Book 66 Pages 2 and 3 of Maps in the office of the County Recorder of said County, and lying Northerly of and contiguous to a line parallel with and distant 30 ft Northerly, measured at right angles from the Northerly line of said Lot 11, and the Easterly and Westerly prolongation thereof.

SUBJECT TO: 1. Second installment of general and special County and City taxes 1942-43, a lien not yet delinquent.

2. Easements for existing pipe lines and right to operate and renew said pipe lines, together with other rights necessary to the convenient use of an 8 acre parcel of

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land under an oil lease recorded in Book 373 Page 309, Official Records, reserved by Chancellor-Canfield Midway Oil Company, in deed recorded in Book 4713 Page 361, Official Records. 3. An easement for the purpose of constructing and maintaining a pipe line and water distribution system upon, over, under and across said land as granted to Dominguez Water Company by deed recorded in Book 1515 Page 286, Official Records.

4. Covenants, conditions and restrictions affecting Parcel 2, imposed by the deed from Dominguez Estate Company, recorded in Book 15827 Page 169, Official Records.

Dated: January 15, 1943.

(SEAL)

HUGHES-MITCHELL PROCESSES, INCORPORATED
By L. B. Logan, President
And C. E. Humm, Secretary

STATE OF ILLINOIS, COUNTY OF COOK)SS: On this 19 day of January, 1943, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared L. B. Logan, known to me to be the President, and C. E. Humm, known to me to be the Secretary, of HUGHES-MITCHELL PROCESSES, INCORPORATED, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

(SEAL)

Rose Sherman, Notary Public

in and for said County and State.

STATE OF ILLINOIS, COOK COUNTY,)SS. I, MICHAEL J. FLYNN, County Clerk of the County of Cook, do hereby certify that I am the lawful custodian of the official records of Notaries Public of said County, and as such officer am duly authorized to issue certificates of magistracy, that Rose Sherman whose name is subscribed to the proof of acknowledgment of the annexed instrument in writing, was, at the time of taking such proof of acknowledgment, a Notary Public in and for Cook County, duly commissioned, sworn and acting as such and authorized to take acknowledgments and proofs of deeds or conveyances of lands, tenements or hereditaments, in said State of Illinois, and to administer oaths; all of which appears from the records and files in my office; that I am well acquainted with the handwriting of said Notary and verily believe that the signature to the said proof of acknowledgment is genuine.

In Testimony Whereof I have hereunto set my hand and affixed the seal of the County of Cook at my office in the City of Chicago, in the said County, this 19 day of Jan, 1943.

(SEAL)

Michael J. Flynn, County Clerk

#40. Copy of original recorded at request of Title Insurance & Trust Co., Jan. 28, 1943,

8:30 A.M. Copyist #28, Compared, Mame B. Beatty, County Recorder,

\$2.30 -19 - M.

By *E. H. Ransom* (55)

Deputy

U.S.I.R.S. \$16.40 Cancelled.

TRUSTEE'S DEED

THIS INDENTURE Made this 8th day of December, 1942, Between CALIFORNIA TRUST COMPANY, a corporation, organized under the laws of the State of California, having its principal place of business in the City of and County of Los Angeles, State of California, first party, Trustee as hereinafter stated, and CALIFORNIA BANK, a corporation second party

WITNESSETH: WHEREAS, by a certain deed of Trust, dated July 28th, 1939, recorded August 2, 1939 in Book 16796, at Page 174 of Official Records, in the office of the County Recorder of Los Angeles County, California, xxxx and recorded August 2, 1939 in Vol. 598, Page 107 of Official Records, in the office of the County Recorder of Ventura County, California, executed by MERRICK REYNOLDS, as Executor of the Last Will of George W. Reynolds, deceased Trustor, to CALIFORNIA TRUST COMPANY, a corporation, Trustee, and CALIFORNIA BANK, a corporation Beneficiary, said Trustor did grant and convey the property hereinafter described to CALIFORNIA TRUST COMPANY, a corporation, as Trustee, for the uses, purposes and trusts set out in said Deed of Trust, to-wit: among other things, to secure the payment of one certain promissory note and interest, according to the terms thereof, executed by said Trustor, and made due and payable to said Beneficiary, and also to secure the payment of other sums of money advanced, and interest thereon, according to the terms set forth in said Deed of Trust; and WHEREAS, said Deed of Trust provides that should a breach or default be made in the performance of any obligation for which said Deed of Trust is a security, then the holder or holders of the indebtedness mentioned as secured thereby may declare all sums secured thereby immediately due and payable, and shall execute and deliver to the Trustee the evidence of the indebtedness secured thereby and a written

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

AUG 26 2005

Gregory S. McManus REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

